

Residential Development

The Morningside, Kenwood, and Riverdale areas have been well established since the early 1900s. The average age of a home in the area is over 40 years, with more than 25% of the current housing stock being constructed during the 1920s. Compared with the city as a whole, the area has a much greater percentage of homes built prior to 1940. Architectural styles range from larger, two-story Queen Anne and American Foursquare homes, to smaller examples of Colonial Revival, Bungalow, and Ranch style homes. Most of the new residential development is small Ranch style houses in the Riverdale neighborhood.

Rehabilitation Districts

Morningside and Kenwood are designated as Rehabilitation Districts. This designation means that the city recognizes that an area is at risk of deteriorating and makes properties, and the area in general, subject to anti-blight programs and eligible for rehabilitation incentives. One program, the Rental Inspection Program, requires that residential rental properties in these neighborhoods be inspected every two years before they can be rented.

Population



An example of housing architecture on Tayloe Avenue

Overall, the population decreased by three percent between the Census 1990 and Census 2000. The area has a slightly older population in comparison to the city. The greatest percentage of difference is in the 40 to 64 age group. Since the number of housing units increased, the population loss can be attributed to fewer people per household. The shift toward smaller households is a citywide (and national) trend.

AGE DISTRIBUTION: COMPARISON BETWEEN AREA AND ROANOKE

	Area	Citywide
0-17 Years Old	26%	25%
18-39 Years Old	32%	37%
40-64 Years Old	28%	22%
65 Years and Over	14%	16%

Source: U.S. Census

Rental Housing

The area has an ample supply of affordable housing options. Nearly three out of every five apartments rents for less than \$500 per month and the median house value is over \$20,000 less than the city's median value. Almost 10% of the total housing units are publicly-subsidized. Roanoke Redevelopment and Housing

Authority (RRHA) has two public housing developments in the area. Jamestown Place, located on Bennington Street, has 150-townhouses. Morningside Manor, located on 13th Street in the Kenwood neighborhood, is an apartment building with a 105 units providing independent living for the elderly and disabled. RRHA has issued 77 Section 8 vouchers to families living in the area.

HOUSING: CITYWIDE COMPARISON

	Area	Citywide
Median house value	\$57,157	\$80,300
Rents below \$500 per month	59%	66%
Persons per household	2.4	2.6
Owner-occupied	58%	56%
Renter-occupied	42%	44%

Source: U.S. Census



Morningside Manor: located near the village center at the corner of 13th Street and Dale Avenue and in close proximity to two bus lines, it is a convenient location for both residents and their visitors.

PUBLIC AND SUBSIDIZED HOUSING

	Units
Total housing	3375
Public housing	255
Publicly-subsidized housing	77

Source: U.S. Census

RACIAL COMPOSITION

	1990	2000
White	96%	91%
Black	3%	5%
Other Races and Multiracial	1%	4%

Source: U.S. Census

Housing Conditions

During the neighborhood workshops, residents expressed concerns regarding the overall condition of the housing stock. Many homes have deferred maintenance issues that detract from a block's overall marketability and attractiveness. When these issues are not addressed properly, they eventually lead to code violations and deterioration of the structure. The expansion of current assistance programs and the development of new assistance programs could help homeowners fix up their properties and stabilize their block and surrounding neighborhood.

Residential Zoning

The area has two types of residential zoning: RM-1 (residential multifamily, low density) and RM-2 (residential multifamily, medium density). RM-1 is generally single family homes with scattered duplexes (with a special exception permit). RM-2 permits multifamily development outright. In most cases, apartment complexes and buildings are found in RM-2 zoning districts. There are 2,014 residentially-zoned properties in the area: 88% single family use, 11% two family use, and 1% multifamily use. Some defined areas may warrant a change to single family zoning, particularly in the Riverdale area.

HOUSING: CENSUS 1990 vs. CENSUS 2000

	1990	2000
Housing units (occupied)	3067	3128
Owner-occupied	59%	58%
Renter-occupied	41%	42%
Persons per household	2.5	2.4

Source: U.S. Census



An American Foursquare home on Munford Avenue